

FOR SALE

INCOME PRODUCING INVESTMENT OPPORTUNITY



The Royal Poinciana Building

117-119 N 5th Street, Ft. Pierce, FL 34950
5,500 +/- SQFT

INFORMATION

ASKING PRICE

Terms Negotiable

- Mixed-use freestanding building
- Diversified income from both office and residential tenants
- Strong downtown location near waterfront, marina, dining, arts, and local amenities
- Layout: 6 ground-floor office suites and 6 second-floor apartments. Residential mix includes 2 one-bedroom/one-bath units and 4 updated studio apartments.
- *7.1% cap rate at the current asking price

INVESTMENT HIGHLIGHTS

7.1%
Cap Rate*

12
Total Units

100%
Leased

COMMUNITY HIGHLIGHTS

191,010+
Total
Population

33.3%
higher growth
rate than other
areas in the US

6,850
Total
Businesses



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TREC
Total Real Estate Consultants Inc.
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NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

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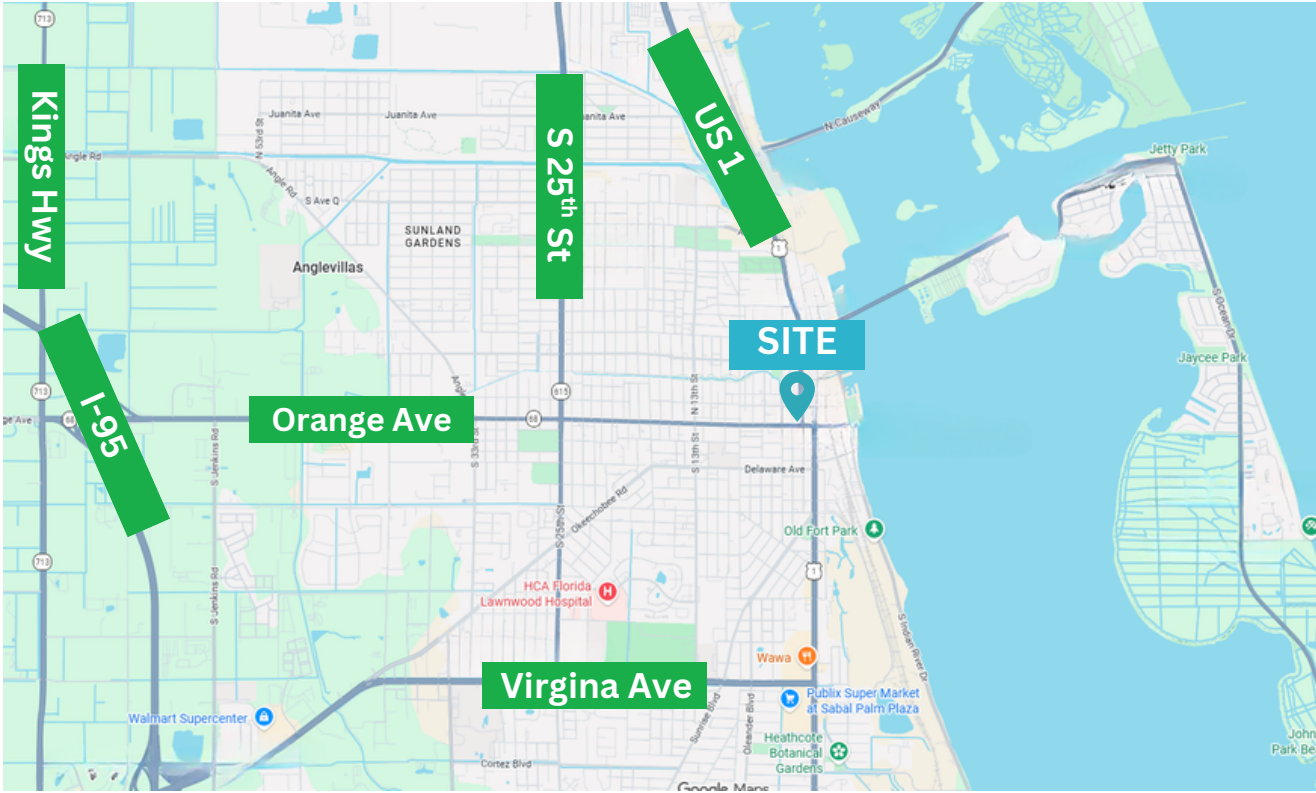
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5,500 +/- SQFT



AT A GLANCE

SQFT	5,500 +/-
ZONING	General Commercial
TOTAL UNITS	12 6 OFFICES, 6 RESIDENTIAL

LOCATION





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